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Home Inspection Report

July 13, 2015

Recommendation Work Sheet for [REDACTED] of Lynden, for [REDACTED].

For a Licensed Building Contractor or a Structural Engineer:

- (1) The garage roof trusses appear to be home made. Sags in the roof and ceiling suggest movement in the trusses. Have a licensed building contractor or a structural engineer further evaluate the trusses and determine if repair or correction is needed, and if this condition will worsen if not addressed.
- (2) The garage lacks a required fire separation. The fire separation walls and or ceiling consist of wood covering. The house/garage door is not fire rated. Have a licensed building contractor provide the required fire separation.
- (3) The basement bedroom windows do not meet the minimum egress standards. The openings are too small. Have a licensed building contractor replace the windows with the required egress sized windows.
- (4) Numerous windows in the house are in locations that would require them to be tempered.

The large window on the west side of the door entering the sun room, the glass in the living room doors, the entry windows, and the window in the laundry room exterior door. Have a licensed building contractor evaluate the windows and replace as necessary.

- (5) The bathroom skylite was not fastened in place on the roof top. Have building contractor fasten it down.
- (6) The driveway retaining wall at the property line (northwest corner) is higher than 30 inches above the ground surface and requires a safety guardrail. Have building contractor provide.
- (7) The balcony guardrails in the house at the staircase has balusters that are spaced more than 4 inches apart, making it unsafe for small children. Replace the guardrails with safety guardrails.
- (8) The concrete steps at the lower back patio has more than 3 risers and require a handrail. Provide a handrail.
- (9) The step at the east side upper deck walkway near the entry, is somewhat floating, while the concrete walkway below settles away from it. Have building contractor correct.
- (10) Were permits obtained when the sunroom was constructed off the family room.
- (11) The master bathroom floor exhibits some vinyl flooring pulling up. Have building contractor repair.
- (12) Further investigate possible water damage under the living room south window sill.

For a Professional Heating Company:

- (1) The natural gas furnace has not been professionally serviced for some time, and employs a rigid gas pipe connection. Have a professional heating company install the required flex pipe connection, and service the furnace.

- (2) The water heater in the basement lacks the required seismic straps. Have the heating company or the building contractor provide.

For a Licensed Electrician:

- (1) The house lacks required GFCI outlets at the required locations. Have a licensed electrician provide.
- (2) The bedrooms all lack a required smoke detector. Have electrician provide.
- (3) No carbon monoxide detector was observed. Have electrician provide.

For a Licensed Chimney Sweep:

- (1) The main fireplaces are not in use. The upper chimney exhibits deteriorating mortar joints. Consult with a certified chimney sweep for a further inspection and repair before using the fire places.

For a Licensed Roofing Company:

- (1) The concealed gutter torch down on the roof top exhibits scaling, suggesting the torch down is nearing the end of it's useful life. Have a licensed roofing company further evaluate and replace as needed.

For a Handyman:

- (1) Paint or seal exposed wood under the west side upper deck walkway.

NOTE: The basement large room ceiling has a popcorn ceiling texture. The texture may contain asbestos. You should consult with an abatement contractor before removing. Also, this house falls under target housing for lead based paint.

Home made trusses in garage



Upper chimney mortar deterioration

